



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD13-24
APPLICANT: Zain Fuel, Inc.
DATE: September 12, 2013
LOCATION: 1226 S. Classen Boulevard
TO: Interested Neighbors
WARD: 4
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a proposed Special Use for a Mixed Building

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider an addition to the existing building to accommodate additional retail space with an apartment above. The southern part of this property is currently zoned C-2, General Commercial with a Special Use for a Residential Use, and a change of zoning will be required for the north 1/3 of the property which is currently zoned C-1, Local Commercial District, to C-2, General Commercial with Special Use for a Mixed Building.

Please join us for a Pre-Development discussion of this proposal on Thursday, September 26, 2013 from 6:30 p.m. until 7:00 p.m. The meeting will be held in the Multi-Purpose Room of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

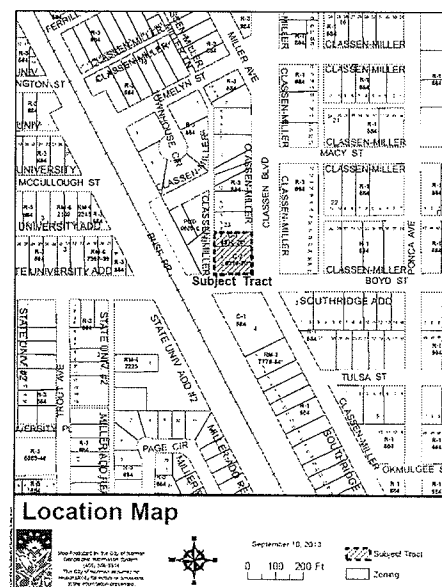
This applicant has filed a concurrent application for Planning Commission consideration of this project at their October 10, 2013 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Mark Krittenbrink, (405) 579-7883 between 8:00 a.m. and 5:00 p.m. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for

Pre-Development Informational Meeting

Case No. PD 13-24

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER

Zain Fuel, Inc.

ADDRESS

1226 S. Classen

EMAIL ADDRESS

mark@krittenbrinkarchitecture.com

NAME AND PHONE NUMBER OF CONTACT PERSON(S)

Mark Krittenbrink, 579-7883

BEST TIME TO CALL:

M-F, 8-5☒ Concurrent Planning Commission review requested and application submitted with this application.A proposal for development on a parcel of land, generally located 1226 S. Classen,
Classen Miller, Lots 1 thru 6, Block 23.and containing approximately .48 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Residential above, retail below

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment ☐ Growth Boundary
- ☐ Land Use
- ☐ Transportation
- ☐ Rezoning to _____ District(s)
- ☒ Special Use for a Mixed Building (Plat Name)
- ☐ Preliminary Plat _____ (Plat Name)
- ☐ Norman Rural Certificate of Survey (COS)
- ☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
- ☒ Radius Map
- ☒ Certified Ownership List
- ☒ Written description of project
- ☐ Preliminary Development Map
- ☐ Greenbelt Enhancement Statement
- ☒ Filing fee of \$125.00

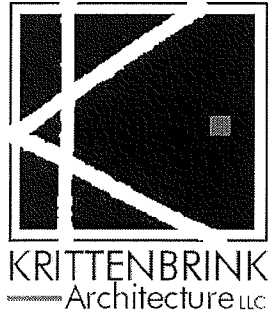
Current Zoning: C-2

Current Plan Designation: _____

Concurrent Planning Commission Review Requested: ☒

Received on:

9-9-13at 11:30 a.m./p.m.by mfOFFICE
US
E
ON
NL
Y



September 5, 2013

Jane Hudson
City of Norman
201-A W. Gray St.
Norman, OK 73070

RE: Zain Fuel
1226 S. Classen
Application for Special Use

Dear Jane:

The owner of this property is requesting to add on to the north end of his building.

The project description will be to add approximately 800 square feet of retail space at ground level that will orient to the intersection of Classen and Boyd Streets. Above this an apartment is being proposed of comparable size. This apartment will have a deck also facing the intersection.

The existing building is comprised of the original painted brick building and the small brick addition to the south. As part of this project, architecture will be introduced that will unify the three components of the building into one cohesive appearance.


The property is currently zoned C-1/C-2, which is for commercial use only. The owner is requesting C-2 with Special Use for residential as there is an apartment planned for the second floor.

This is similar to the request made and approved for the south end of the building where a similar addition was built in 2010.

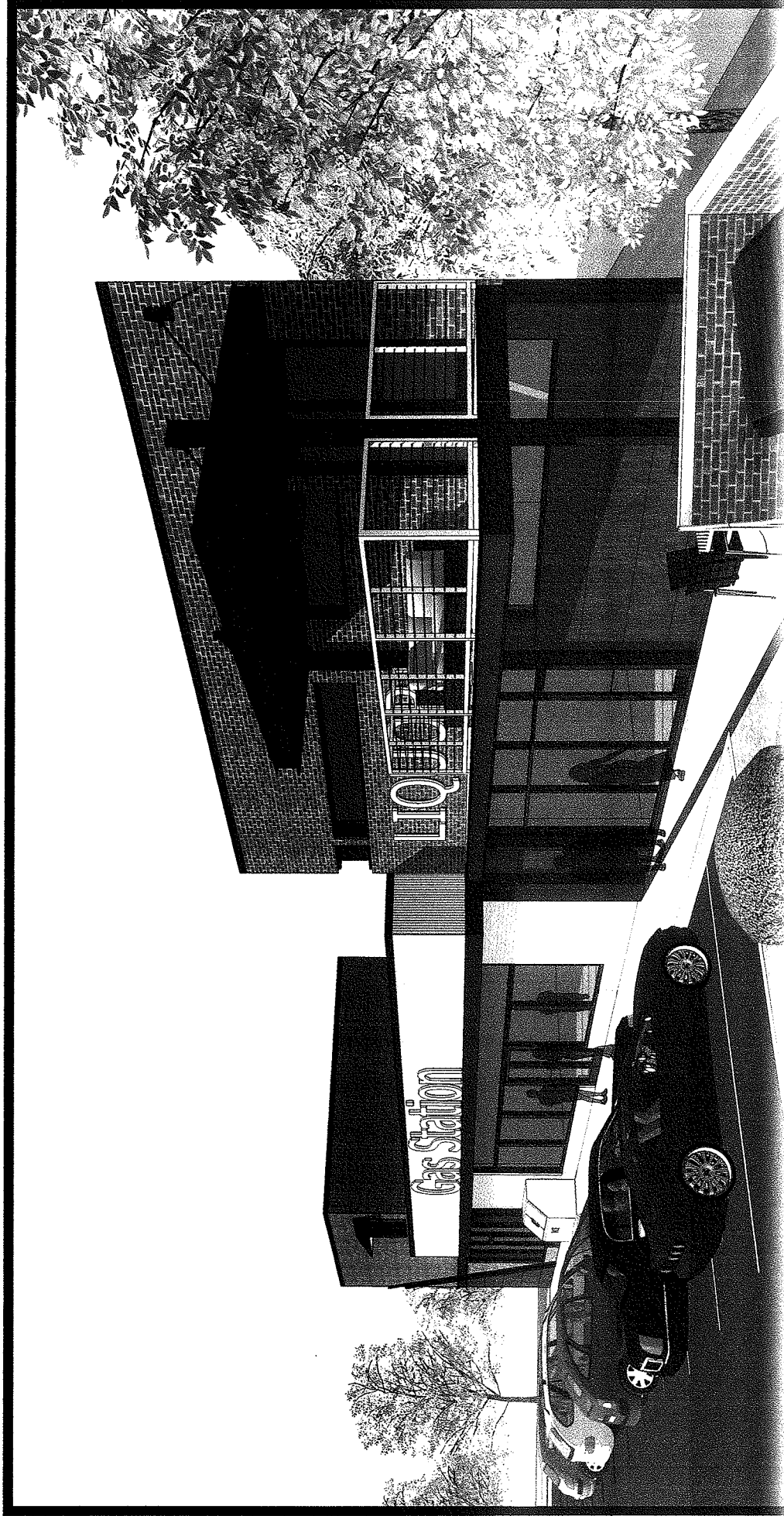
As a C-2 zoning, we have no height limit, and in fact we are adjacent to a four-story condominium building to the west.

We ask approval to our request for C-2 zoning with Special Use for a mixed building.

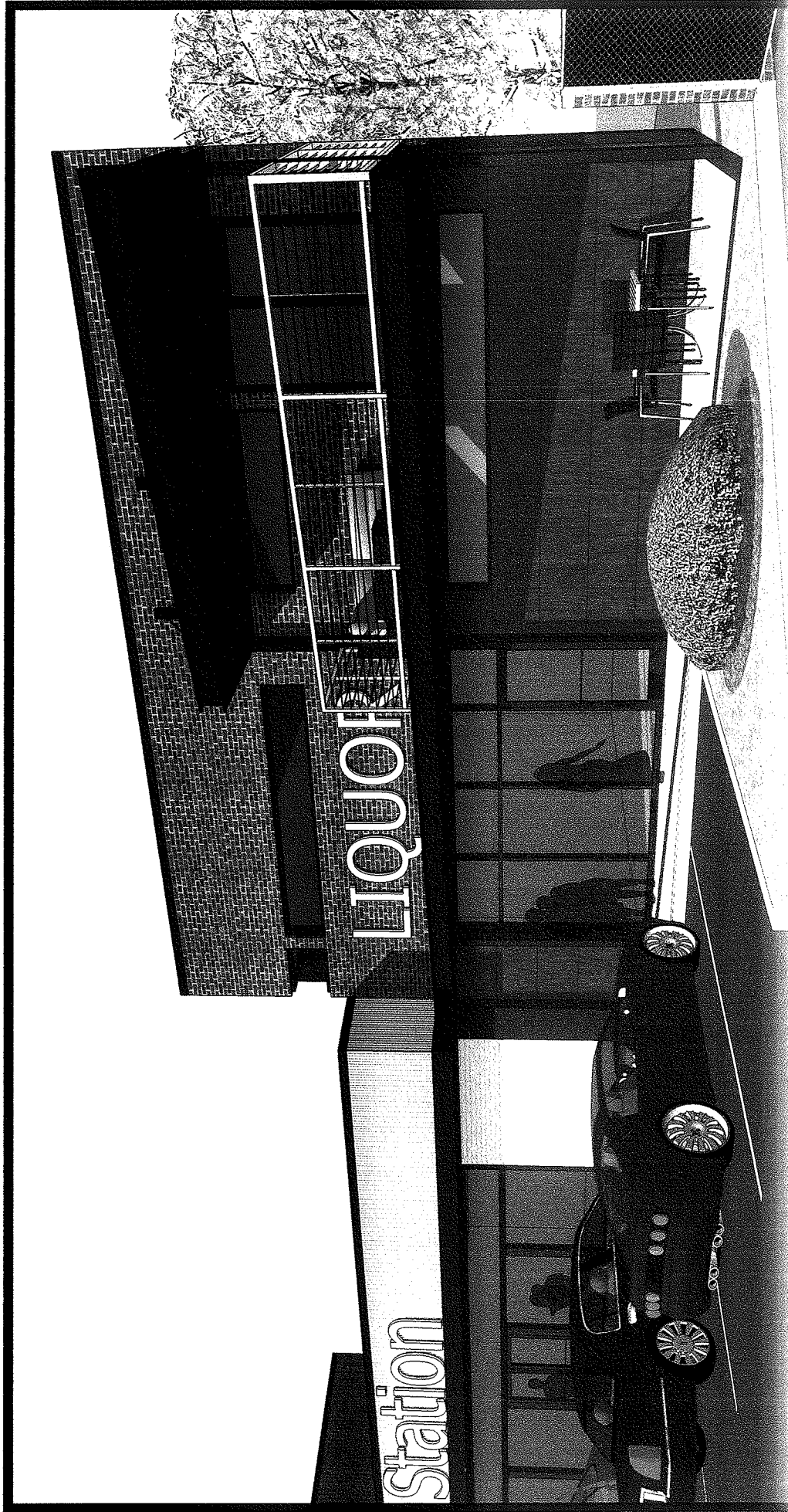
Thank you,



Mark Krittenbrink



Zain Fuel Addition/Renovation
Norman, Oklahoma



Zain Fuel Addition/Renovation
Norman, Oklahoma



KRITTENBRINK
Architecture LLC